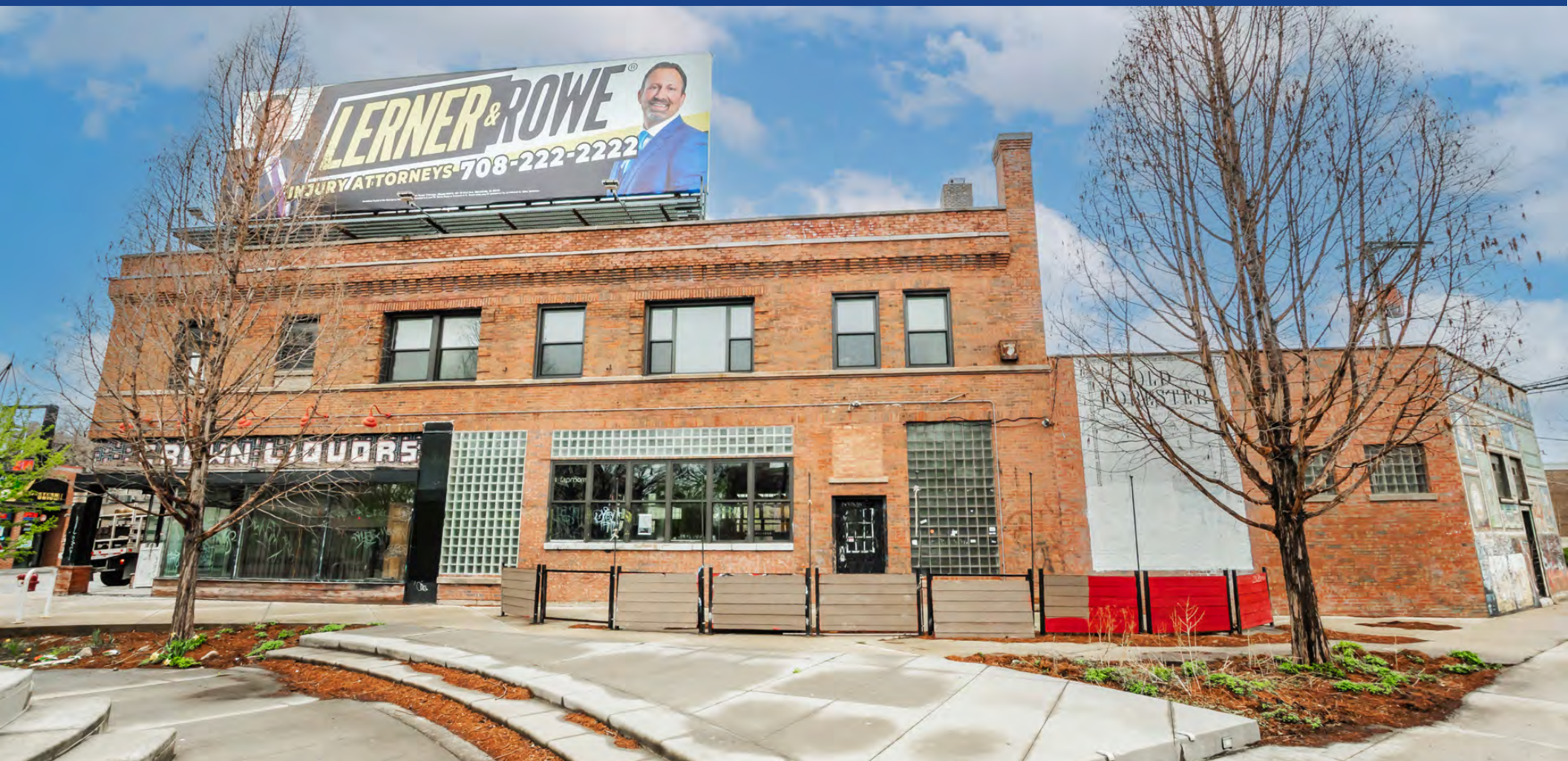


SECOND GENERATION BAR / TAVERN SPACE FOR LEASE

2821-2823 N. Milwaukee Avenue

CHICAGO, IL 60618



Kerwin Alvero
312.278.2189
kerwin@baumrealty.com

Owen Wiesner
312.275.3119
owen@baumrealty.com



AVAILABLE SPACE

±6,000 SF (divisible)

Expandable up to 10,000 SF (whole building)

PROPERTY HIGHLIGHTS

- + Second generation bar / tavern space available for lease
- + Transferable liquor, tavern, and outdoor patio licenses available
- + High-traffic, high-visibility corner at the six-way Milwaukee / Diversey / Kimball intersection
- + ±2,000 SF annex building adjacent to former bar with 14-15 foot ceilings, suitable for various alternative and creative uses
- + Rare opportunity to plant a flag at the nexus of Logan Square and Avondale
- + Surrounded by dense mix of restaurants, bars, and neighborhood retail

Lease Rate:	Contact Broker
2024 RE Taxes:	\$5.38 PSF



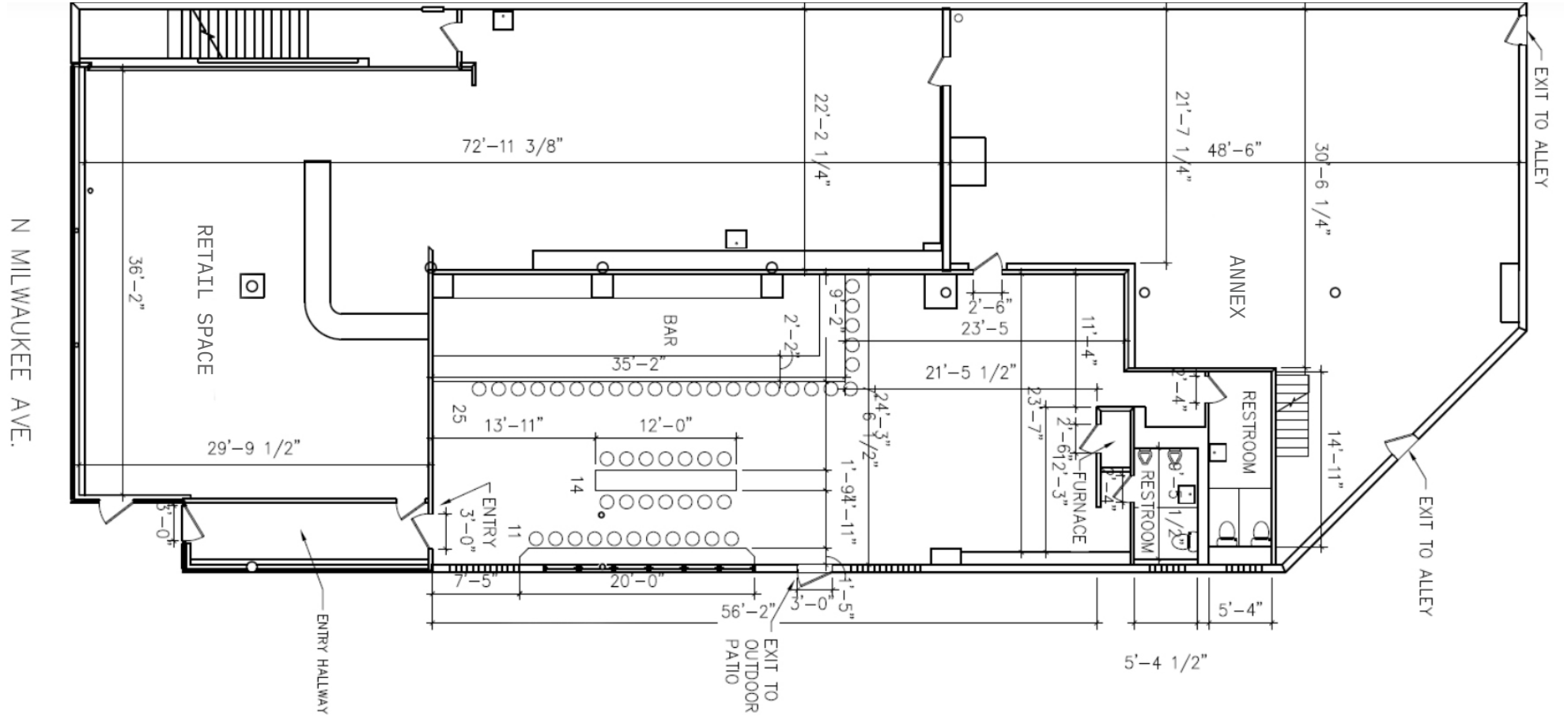
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FLOOR PLAN

±6,000 SF Retail / Commercial



PROPERTY PHOTOS



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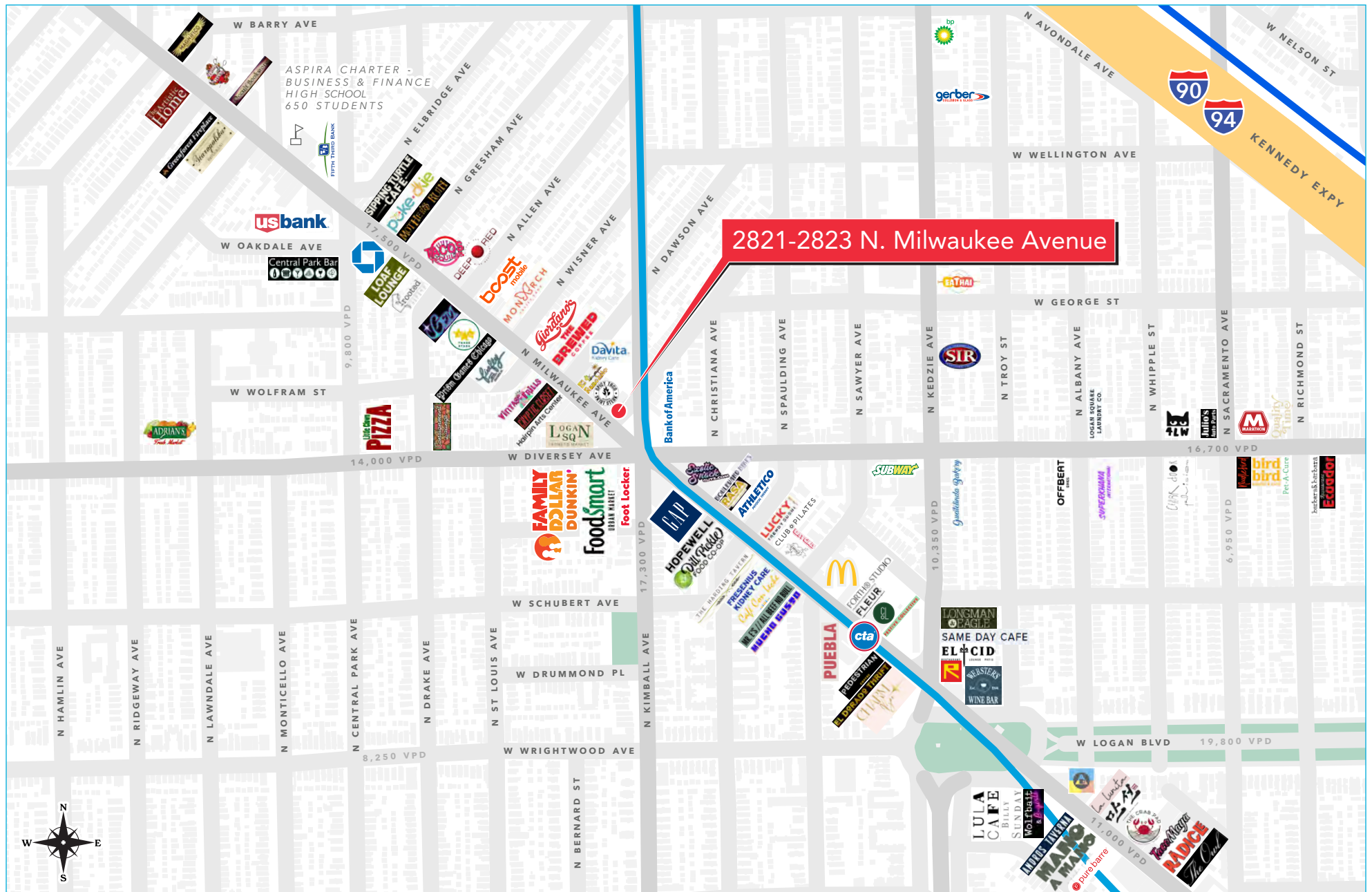
ANNEX SPACE - CONCEPTUAL RENDERING



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FOR MORE INFORMATION CONTACT

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